



22 Ty Windsor  
Marconi Avenue, Penarth, CF64 1ST



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**£250,000** Leasehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Rooms**

Watts & Morgan are delighted to market this well presented, spacious two bedroom apartment situated in the heart of Penarth Marina. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living/dining room with a private balcony, kitchen, master bedroom with en-suite, spacious second bedroom and a family bathroom. Externally the property enjoys a gated entrance, one allocated parking space with additional visitor parking available. Being sold with no onward chain. EPC Rating 'B'.

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### Directions

- Penarth Town Centre 1.2 miles
  - Cardiff City Centre 3.4 miles
  - M4 (J33) 9.2 miles
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### Your local office: Penarth

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## Summary of Accommodation

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### ACCOMMODATION

Entered via a solid hardwood door into a welcoming hallway benefiting from laminate wood effect flooring, a video and audio door intercom system, a central ceiling light point, an electric 'Creda' heater, a recessed airing cupboard housing the 'Ariston' hot water cylinder and a second recessed cupboard providing additional storage.

The living/dining room enjoys carpeted flooring, recessed ceiling spotlights, a 'Dimplex' electric heater, a 'Creda' electric heater and aluminium French doors providing access onto the private balcony. The balcony enjoys wooden decking, glass panels and railings and enjoys fantastic views of Penarth Marina.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral 'Smeg' appliances to remain include: a 4-ring electric hob with an extractor hood over, an electric cooker, a fridge/freezer and a dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a stainless-steel bowl and a half sink and an aluminium double glazed window to the front elevation.

The master bedroom is a generously sized double bedroom which enjoys carpeted flooring, an electric 'Dimplex' heater, a range of fitted wardrobes and a double glazed aluminium window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a panelled bath, a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from fully tiled walls and flooring, recessed ceiling spotlights, an 'Expelair' extractor and a 'Creda' electric heater.

Bedroom two is a further generously sized double bedroom enjoying carpeted flooring, a range of fitted wardrobes, an electric 'Dimplex' heater and a double glazed aluminium window to the front elevation.

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### GROUNDS

The property benefits from one allocated parking space with additional visitor parking available.

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### SERVICES AND TENURE

The property is Leasehold.

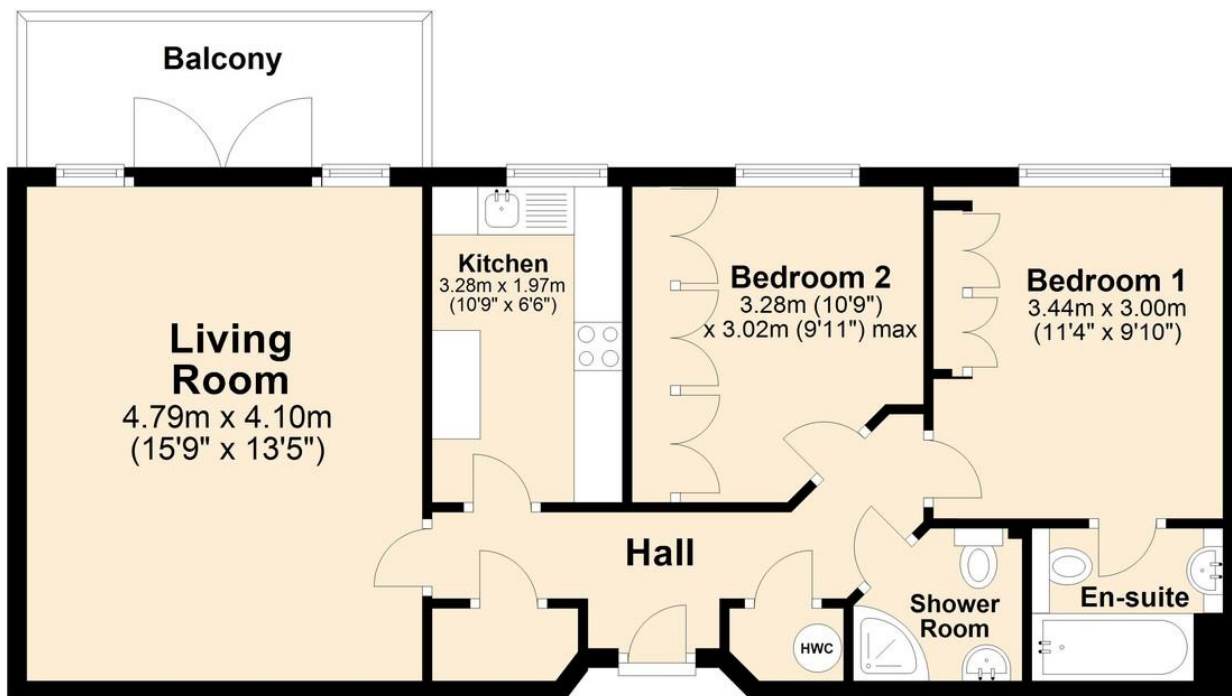
We have been reliably informed there is 979 years remaining (999 years from 1<sup>st</sup> January 2001).

We have been reliably informed the Service Charge is £1,388 per annum.

We have been reliably informed that Ground Rent is £150 p.a.

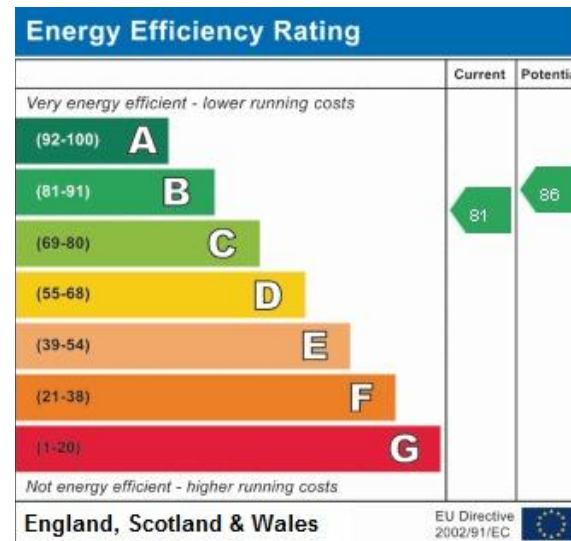
### Third Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



Total area: approx. 61.6 sq. metres (662.8 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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